

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION  
MAY 17, 2005**

The regular session of the Auburn City Planning Commission was called to order on May 17, 2005 at 7:10 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** McCord, Merz, Powers, S. White, Chrm. Smith

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Will Wong, Community Development Director; Janet Ferro, Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: APPROVAL OF MINUTES**

The minutes of May 3, 2005 were approved as presented.

**ITEM III: PUBLIC COMMENT**

Debbie Stevens of Meadow Vista commented on her interest in learning more about development in the area. She was instructed to discuss this with staff.

**ITEM IV: PUBLIC HEARING ITEMS**

**Pre-Development Review – Elm Plaza, 373 Elm Ave., File PREDEV 05-5.** The applicant requests direction from the Planning Commission to address architectural design options for the Elm Plaza development (office/retail/apartment) proposed for 373 Elm Avenue.

Director Wong gave the staff report. He explained that an application for Pre-Development has been submitted by the applicant

to discuss the proposed architectural design of the building. The Pre-Development process allows an applicant to obtain feedback and comments concerning a proposed project from the Planning Commission and City staff. No formal action will be taken on the project at this meeting.

Previously the applicant obtained approval for a Civic Design to construct a 24,500 square foot resort style hotel and health spa. The current proposal would reduce the size and height of the building, the applicant will also be changing the buildings architectural design that the Commission will review tonight.

The public hearing was opened.

Paul Hillesheim, applicant, added information. He advised that the new building proposed will be scaled back to approximately 17,000 square feet. The profile has been lowered considerably and traffic impact has been reduced to about one-half of what was previously approved. He advised that approximately 3,000 square feet on the third floor will be their personal residence in this proposal.

Comm. S. White stated that she found the Craftsman-style design to be attractive on this small lot.

Comm. Smith also approved of the Craftsman style of the buildings, he thought the Prairie style was also showing in the design. He noted that there were design constraints because of the small size of the property and with the towers in the design he felt there was the look of a western fort that could be softened. He offered suggestions and recommended that an architect be hired who was familiar with the Craftsman style of construction.

Comm. Powers stated she liked the colors proposed, and felt that more greenery would enhance the building. Hillesheim described the greenery and trees that were planned for the site.

There were no further comments from the Commissioners on this pre-development project and the public hearing was closed.

## **ITEM V:**

### **COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

#### **A. City Council Meetings**

Director Wong reviewed recent City Council meetings.

**B.** Future Planning Commission meetings.

Director Wong discussed future meetings and vacation dates.

**C.** Reports

None.

**ITEM VI: PLANNING COMMISSION REPORTS**

Chrm. Smith reported on the recent greater Auburn area Fire Safe Council meeting and Comm. Merz reported on the Traffic Committee meeting.

**ITEM VII: FUTURE PLANNING COMMISSION AGENDA ITEMS**

Chrm. Smith would like to review basic designs of construction at a future meeting.

**ITEM VIII: ADJOURNMENT**

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary